BRANCH ASSOCIATES
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www.branchassociates.co.uk

TO LET



MID-TERRACE UNIT TOTALING APPROX. 1,884 SQ FT (175 SQ M)

Rent: £35,000 Per Annum

Unit C2
Suttons Business Park
New Road
Rainham
Greater London
RM13 8DE

- Office, toilet & kitchenette
- Parking/loading to front
- Popular business estate
- Close A13

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UNIT C2, SUTTONS BUSINESS PARK, NEW ROAD, RAINHAM, GREATER LONDON, RM13 8DE

Location
The property occupies a position on the popular Suttons Business Park, fronting New Road. The A13 is approx. 0.7 miles away and provides a link to the M25 at the Mardyke Junction and the North Circular A406 at the Beckton Roundabout. Rainham Train Station is approx. 1.5 miles away, providing a service to London (Fenchurch Street) in approx. 24 minutes.

The Property
The property occupies a mid-terrace position, comprising brick/blockwork elevations beneath a pitched metal clad roof with translucent light panels. Access is via a manual roller shutter loading door and pedestrian door. The unit offers full height column free space with ground floor kitchenette, toilet and stores. To first floor is an office and small mezzanine store. To the rear is another small mezzanine (not measured). The unit benefits from three phase power.

Externally, there is a loading area and car parking.

Accommodation
The approximate gross internal floor areas are:

	Sq Ft	Sq M
Ground floor (inc offices, stores etc)	1,624	150.87
First floor office & small mezz	260	24.15
TOTAL	**1,884**	**175.02**

Terms
To be let on a new, full repairing and insuring lease contracted **outside** the Landlord & Tenant Act for a term to be agreed, incorporating periodic upward only rent reviews.

Figures
£35,000pax.

All other outgoings are payable in addition.

Costs
All other outgoings are payable in addition, such as utilities, business rates, building insurance, service charge (if applicable) and BID Levy.

VAT
Awaiting confirmation.

Legal Costs
Each party is responsible for the payment of its own costs.

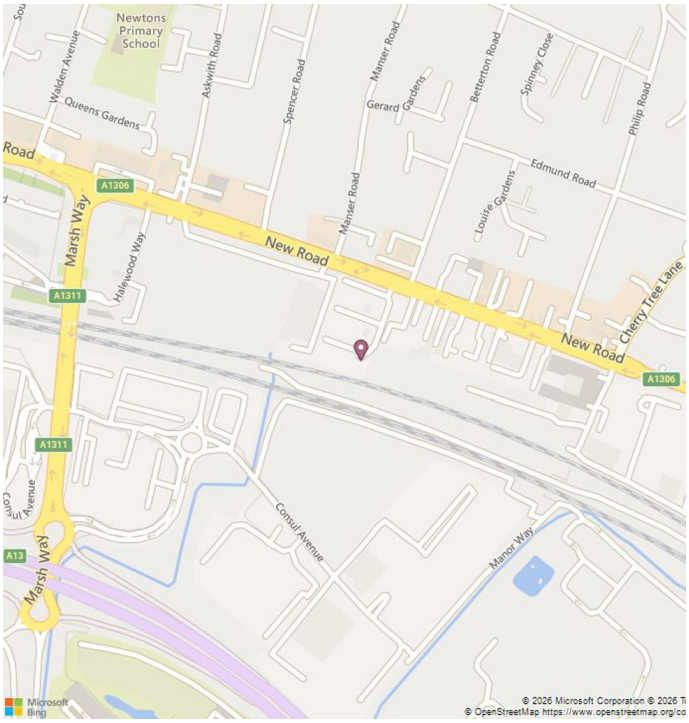
Energy Performance Certificate (EPC)
The EPC rating is D99, expiring November 2026.

References/Accounts
A 3 month rent deposit is payable, subject to accounts/references.

Business Rates
The Rateable Value is £22,000 (2026), making rates payable approx. £9,504 (26/27). However, interested parties are advised to satisfy themselves fully with the Local Authority in this respect.

Agents Note
All figures quoted are exclusive of VAT (if applicable)
No warranty is given is respect of the current planning use.
None of the amenities or fixtures and fittings have been tested.

Enquiries/Viewing
Please contact us on 01708 860696 or email:
office@branchassociates.co.uk





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